



Murrieta

TOWN CENTER

NEQ I-215 FWY & MURRIETA HOT SPRINGS ROAD
MURRIETA, CA



\$92,377



WITHIN 3 MILES
**AVERAGE
HOUSEHOLD
INCOME**

101,138



WITHIN 3 MILES
**2018
POPULATION**

107,303



WITHIN 3 MILES
**2023
ESTIMATED
POPULATION**

42,648



WITHIN 3 MILES
**DAYTIME
POPULATION**

The Murrieta Town Center is a ±380,315 Square Foot Community Shopping Center Strategically Positioned Within The "Golden Triangle" Area.



TRAFFIC COUNTS

74,800 CPD

Murrieta Hot Springs Road



91,000 CPD

I-215 Freeway



JOIN:



CENTER FEATURES:

- Major tenant anchors include: Ross, Marshalls, Burlington, Five Below, Dollar Tree, Del Taco, Sizzler and many other national retailers
- Shop Space Available from ±1,275 SF to ±12,665 SF
- Anchor / Jr. Anchor Spaces Available:
 - ±45,378 SF former Toys R Us
 - ±27,544 SF Adjacent to Burlington Coat Factory & I-215 Freeway (Potential to Increase Space to +/-50,000 SF – Contact Broker For Details)
 - ±27,465 SF former Rite Aid
 - ±12,091 SF Build-To-Suit Adjacent to Burlington Coat Factory (Potential to Increase Space to +/-32,000 SF – Contact Broker For Details)
 - ±1,688 SF Existing Restaurant Space
- 2,000 lineal feet of Interstate 215 frontage / on & off-ramp location. Short distance from Interstate 15.



OVER 32,500 HOMES AND 113,000 RESIDENTS WITHIN A 3-MILE RADIUS OF THE PROPERTY



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**B19-B26 COMBINED UNITS
AVAILABLE UP TO 12,665 SF**

2-B03 6,880 SF	2-B19 1,275 SF
2-B04 1,540 SF	2-B20 1,360 SF
2-B08/9 2,275 SF	2-B21 1,440 SF
2-B10/11 2,275 SF	2-B22-25 5,190 SF
2-B16 1,700 SF	2-B26 3,400 SF

**Anchor C 12,091 SF
Build to Suit Opportunity**

**2-C05 1,700 SF
2-C06 1,275 SF**

**1-G03 1,793 SF
1-G07 1,688 SF Existing Restaurant Space**

1-J01 3,370 SF

2-E01/2/3 2,970 SF

1-A02 27,544 SF Has Loading Door

2-G01 45,378 SF

**1-D01 1,600 SF
1-D06 1,500 SF
1-D08/9 2,400 SF**

**1-B05 1,400 SF
1-B07 1,750 SF**

**1-C01 27,465 SF Available w/90 days notice
Contact Broker For Further Details**

LEGEND
 AVAILABLE
 OCCUPIED

Rev 03/29/19



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40473 Murrieta Hot Springs Rd
Murrieta, CA 92563

	1 mi radius	3 mi radius	5 mi radius
POPULATION			
2018 Estimated Population	13,802	101,138	196,865
2023 Projected Population	14,655	107,303	208,880
2010 Census Population	12,486	90,861	168,698
2000 Census Population	9,210	49,562	86,096
Projected Annual Growth 2018 to 2023	1.2%	1.2%	1.2%
Historical Annual Growth 2000 to 2018	2.8%	5.8%	7.1%
2018 Median Age	33.1	35.8	34.9
HOUSEHOLDS			
2018 Estimated Households	4,194	32,900	61,686
2023 Projected Households	4,374	34,286	64,300
2010 Census Households	3,828	29,741	53,443
2000 Census Households	2,787	16,212	28,092
Projected Annual Growth 2018 to 2023	0.9%	0.8%	0.8%
Historical Annual Growth 2000 to 2018	2.8%	5.7%	6.6%
RACE AND ETHNICITY			
2018 Estimated White	64.1%	64.7%	65.5%
2018 Estimated Black or African American	6.5%	6.4%	6.2%
2018 Estimated Asian or Pacific Islander	11.3%	11.8%	11.4%
2018 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.8%
2018 Estimated Other Races	17.4%	16.3%	16.1%
2018 Estimated Hispanic	34.1%	30.0%	29.9%
INCOME			
2018 Estimated Average Household Income	\$88,227	\$92,377	\$96,620
2018 Estimated Median Household Income	\$73,175	\$78,208	\$83,954
2018 Estimated Per Capita Income	\$26,814	\$30,100	\$30,407
EDUCATION (AGE 25+)			
2018 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.9%	3.8%
2018 Estimated Some High School (Grade Level 9 to 11)	6.1%	4.6%	5.1%
2018 Estimated High School Graduate	24.5%	24.0%	22.6%
2018 Estimated Some College	27.1%	29.8%	29.9%
2018 Estimated Associates Degree Only	11.2%	9.6%	9.6%
2018 Estimated Bachelors Degree Only	18.0%	18.9%	19.3%
2018 Estimated Graduate Degree	10.6%	9.3%	9.7%
BUSINESS			
2018 Estimated Total Businesses	681	4,752	8,471
2018 Estimated Total Employees	7,416	42,648	73,532
2018 Estimated Employee Population per Business	10.9	9.0	8.7
2018 Estimated Residential Population per Business	20.3	21.3	23.2

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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